

# 19 Keeden Court, Maddington, WA 6109



## Sold House

Thursday, 4 April 2024

19 Keeden Court, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 613 m<sup>2</sup>

Type: House



Kaj Arora

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## Contact agent

Calling all savvy investors, developers, and locals! Welcome to a TERRIFIC opportunity at 19 Keeden Court, Maddington. This property isn't just a place to invest-it's an invitation to capitalize on your portfolio. One of the MOST DESIRABLE in this sought cul-de-sac of Maddington. With a modern renovation that effortlessly combines style and comfort, every corner whispers of a life filled with joy. But what truly sets this home apart is its seamless integration of indoor and outdoor expansive living. Picture evenings spent on the alfresco, basking in the gentle breeze from the nearby touristic Lermurdie Falls & hills as you unwind with a drink in hand. The sky painted in shades of pink and orange, casting a warm glow over the vast backyard, brimming with potential. Here, the possibilities are endless, and memories waiting to be made. Yet, the charm of 19 Keeden Court goes beyond its stylish exterior. With three bedrooms and a bathroom, it's tailor-made for families or tenants seeking spacious modern comfort. The side garage, conveniently accessible from the alfresco area, sets the stage for unforgettable gatherings and multiple carparks. Convenience is paramount in this sought-after neighbourhood. Just a short drive from Perth City and Perth Airport, and mere minutes from Maddington Central, all your daily needs are within easy reach. Schools, parks, and attractions like Lesmurdie Falls and the Lions Lookout are also close at hand, promising endless adventures. Whether you dream of creating mixed-use residential spaces or exploring the feasibility of a granny flat, the canvas is yours to shape. And with a projected rental yield in the early \$700s per week, along with the possibility of dual-income streams with the potential of a granny flat, the returns on investment are nothing short of promising while getting a MOVE IN READY House.

**Desirable Features:**

- Side garage access to alfresco, ideal for entertaining.
- Large 613 sqm block for expansion or redevelopment.
- Modern kitchen with fresh updates.
- Newly renovated interiors for a contemporary feel.
- Convenient laundry with backyard access.
- Ducted reverse cycle air conditioning.
- Additional living spaces: theatre and activity room.
- Bright interiors with abundant natural light.
- Covered outdoor entertaining space with decking.
- Spacious, landscaped backyard.
- Expansive shed for extra storage.
- Expansive frontage for caravans, boats, and multiple cars.
- Solar panels

**Nearby Amenities:**

- Maddington Village Shopping Centre: 2.1 km away.
- East Maddington Primary School and Yule Brook College: Within 1.23 to 2 km.
- Maddington Train Station: 3.7 km away.
- Maddington Central Shopping Centre: Approximately 4.3 km, an 8-minute drive.
- Perth Airport (T1 & T2): Approximately 12 km, a 20-minute drive.
- Perth CBD: Approximately 21.8 km, a 25-minute drive.
- Lesmurdie Falls & Lions Lookout: Approximately 10 km, a 10-minute drive.

Contact Kajall Arora from Omeo Property Group on 0404 369 148 to schedule your private viewing or to organise a virtual viewing.

**\*\*Disclaimer:** While every effort has been made to ensure accuracy, Omeo Property Group does not guarantee the information's correctness. Interested parties are encouraged to conduct their own inquiries for verification.

**Council Rates:** \$1,730.00 per annum (approx.)

**Water Rates:** \$1,113.30 per annum (approx.)